CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER

SITEWORK

COST MODEL - SITEWORK

DATE: 16-May-05 ANALYST: Carr/ Kersey

PHASE: CM

TIME: 16-May-05

GSF= 142622

	SITEWORK				COST MOD	ELE	STIMATE		
CODE	DESCRIPTION	QTY	UNIT	U	NIT COST		COST	TC	TAL COST
						\$. .	\$	-
Α	SITE GENERAL CONDITIONS & FEES:					\$		\$	178,278
•••	SITE GENERAL CONDITIONS & FEES	142,622	SF	\$	1.25	\$	178,278	\$	178,278
						\$	-	\$	-
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:					\$		\$	165,311
	PHASE I ENVIRONMENTAL ASSESSMENT								
	ALLOWANCE	1	LSUM	\$	4,000.00	\$	4,000	\$	4,000
	REMOVAL OF UST ALLOWANCE	6	EA	\$	15,000.00	\$	90,000	\$	90,000
	SPECIAL SITE REMEDIATION ALLOWANCE	142,622	SF	\$	0.50	\$	71,311	\$	71,311
						\$		\$	_
Z2	SITE DEVELOPMENT:					\$	-	\$	1,605,871
	CLEARING	20	AC	\$	1,500.00	\$	30,000	\$	30,000
	GRADING	20	AC	\$	11,000.00	\$	220,000	\$	220,000
	RETENTION POND	8,100	CY	\$	26.00	\$	210,600	\$	210,600
	PARKING AREAS	16,700	SY	\$	12.50	\$	208,750	\$	208,750
	FENCING & GATES	10	AC	\$	5,000.00	\$	50,000	\$	50,000
	LIGHTING @ PARKING AREAS	142,622	SF	\$	1.40	\$	199,671	\$	199,671
	EROSION CONTROL	20	AC	\$	1,250.00	\$	25,000	\$	25,000
	GAS TANK & PUMP	4	EA	\$	40,000.00	\$	160,000		160,000
	WASH EQUIPMENT	1	LS	\$	35,000.00	\$	35,000		35,000
	WASH STRUCTURE (30 X 40)	1,200	SF	\$	168.00	\$	201,600	\$	201,600
	PRE-ENGINEERED CANOPY	1,250	SF	\$	25.00	\$	31,250		31,250
	LANDSCAPING	13	AC	\$	18,000.00	\$	234,000		234,000
						\$	•	\$	-
AA	SITE UTILITIES:					\$	-	\$	427,866
	SITE UTILITIES	142,622	SF	\$	3.00	\$	427,866	\$	427,866
			<u> </u>			\$	-	\$	-
						\$	-	\$	-
		SUB TOTA	**********			\$	2,377,325		2,377,325
	TOT	AL BUILDING	& SITE			\$	2,377,325	\$	2,377,325

COST ANALYST: Garr PHASE: COST MODEL TIME: 3:36 PM

PROJECT : 04107-00 City of Charleston - Milford Street Operations Center South Carolina Recap Relocation to New Site (New Office, Maintenance, Interior Warehouse and Exterior Warehouse without Fleet and Fire)

UNIT Cost Cost <th< th=""><th></th><th></th><th></th><th>2004 CONSTREICTEON COST</th><th>NCOST</th><th>2004 TOTAL COST</th><th></th><th>2005 CONSTRUCTION COST</th><th>ONCOST</th><th>ZOOБ TOTAL COST</th><th>CST</th><th>2006 CONSTRUCTION COST</th><th>S ION COST</th><th>2006 TOTAL COST</th><th>OST</th></th<>				2004 CONSTREICTEON COST	NCOST	2004 TOTAL COST		2005 CONSTRUCTION COST	ONCOST	ZOOБ TOTAL COST	CST	2006 CONSTRUCTION COST	S ION COST	2006 TOTAL COST	OST
1,570,632 \$138,56 1,931,624 \$170,41 1,617,751 \$142,72 1,989,573 \$175,52 1,666,284 \$147,00 4,889,383 \$89,78 5,988,566 \$172,72 5,015,464 \$102.78 6,168,212 \$126,928 \$105,86 3,465,317 \$82,94 4,261,781 \$102.00 3,569,277 \$85,43 4,389,635 \$105,66 3,676,365 \$87,99 1,029,105 \$51,46 1,265,633 \$63,28 1,059,978 \$53,00 1,303,602 \$86,18 1,091,777 \$54,59 2,025,105 \$60,23 2,001,466 \$1,039,476 \$1,039,679 \$29,679 \$24,555 \$20,68,381 \$2	DESCRIPTION	AREA		A 2000	CostISF	Cost	Cost/SF		Cost/SF	Cost	Cost/SF	Cost		Cost	CostSF
4,889,383 \$89,78 5,988,556 \$122.72 5,015,464 \$102.78 6,168,212 \$165,928 \$105.86 \$105.86 3,465,317 \$22,94 4,281,781 \$102.00 3,569,277 \$86.43 4,389,635 \$105.05 3,675,35 \$87.39 1,029,105 \$51.46 1,285,633 \$63.28 1,039,678 \$53.00 1,303,602 \$66.18 1,091,777 \$54.59	Office Area	11,335		1,570,632	\$138.56	_	\$170.41		1	i i	\$175.52		\$147.00		\$180.79
3,465,317 \$82,94 4,261,781 \$1020,00 3,569,277 \$85,43 4,389,635 \$105,00 \$67,355 \$87.99 1,029,105 \$61,46 1,285,633 \$63,20 1,003,602 \$65,18 1,091,777 \$54.59	Maintenance	48 799	R	4.869.383	\$99.78				69		\$126.40	5,165,928	: !		\$130.19
1,029,105 \$51.46 1,265,633 \$63.28 1,059,978 \$53.00 1,303,602 \$65.18 1,091,777 \$54.59	Inforior Marchanton	14 784	טנו	3 /65 317	Ш		\$102.00		\$85.43		\$105.06	3,676,35	i		\$108.21
1,023,100 401.70 1,000 100 100 100 100 100 100 100 100	Illegiol Waleilouse	10/14		1 000 105	E51 46		963 28		\$53.00		11		1 1		\$67.14
	Exterior Waterloase	424 045	n u		E10.38		11		\$19.96	2 992 629			1 1		\$25.28

Project: 04107-00 CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER NEW CONSTRUCTION - OFFICE BLDG

DATE: ANALYST: 16-May-05 Carri Kersey

PHASE: TIME:

CM 3:36 PM

COST M	ODEL - TWO STORIES LOAD BEARING MASONRY BUILDIN	UILDING COST MODEL						
				USI	MODEL 11,335			
	NEW CONSTRUCTION - OFFICE BLDG		GSF			%		
CODE	DESCRIPTION		COST		\$/GSF	/0		
	BUILDING CONSTRUCTION:	Δ	470.005	φ.	45.00	11%		
Α	GENERAL CONDITIONS	\$	170,025	\$	15.00			
В	BUILDING FOOTING & SLAB	\$	61,332	\$	5.41	4% 7%		
С	STRUCTURAL SYSTEM	\$	111,650	\$	9.85			
D	ROOFING	\$	82,487	\$	7.28	6%		
E	EXTERIOR WALL	\$	202,607	\$	17.87	14%		
F	EXTERIOR DOORS & OPENING	\$	71,614	\$	6.32	5%		
G	INTERIOR DOORS & OPENING	\$	50,434	\$	4.45	3%		
Н	INTERIOR PARTITIONS	\$	72,952	\$	6.44	5%		
1	WALL FINISHES	\$	39,399	\$	3.48	3%		
J	FLOOR FINISHES	\$	48,970	\$	4.32	3%		
K	CEILINGS & SOFFITS	\$	43,825	\$	3.87	3%		
L	INTERIOR STAIRS & RAILING	\$	34,400	\$	3.03	2%		
М	ACCESSORIES & SPECIALTIES	\$	29,316	\$	2.59	2%		
N	FIXED EQUIPMENT	\$	5,668	\$	0.50	0%		
0	CASEWORK & MILLWORK	\$	28,338	\$	2.50	2%		
P	LOOSE EQUIPMENT & FURNISHINGS	\$	22,601	\$	1.99	2%		
Q	MECHANICAL CONVEYANCES	\$	32,000	\$	2.82	2%		
R	WATER SUPPLY & TREATMENT	\$	_	\$		0%		
S	WASTE WATER DISPOSAL	\$	-	\$	-	0%		
T	PLUMBING	\$	53,841	\$	4.75	4%		
Ū	FIRE PROTECTION	\$	17,003	\$	1.50	1%		
V	H.V.A.C. SYSTEM	\$	170,025		15.00	11%		
W	ELECTRICAL SYSTEM	\$	56,675	\$	5.00	4%		
X	LIGHTING	\$	34,005	\$	3.00	2%		
Y	SPECIAL SYSTEM COMMUNICATION	\$	56,675	\$	5.00	4%		
	SUB-TOTAL BUILDING	\$	1,495,840	\$	131.97	100%		
5%	DESIGN CONTINGENCY - BUILDING	\$	74,792	\$	6.60			
0%	ESCALATION - BUILDING	\$	-	\$				
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$	1,570,632	\$	138.56			

Project: 04107-00
CITY OF CHARLESTON, SC
MILFORD STREET OPERATIONS CENTER
NEW CONSTRUCTION - OFFICE BLDG
COST MODEL - TWO STORIES LOAD BEAR

DATE: 16-May-05
ANALYST: Carr/ Kersey
PHASE: CM
TIME: 16-May-05
GSF= 11335

1 141	ODEL - TWO STORIES LOAD BEARING MASONRY BU	ILDING	200000000000000000000000000000000000000	100000000	COST MOD	ere	GSF=	******	-
	NEW CONSTRUCTION - OFFICE BLDG			********		ELE		т,	TAL COST
DE	DESCRIPTION	QTY	UNIT	UN	IT COST	<u></u>	COST	*****	
\	GENERAL CONDITIONS:					\$		\$	170,02
	GENERAL CONDITIONS, OVERHEAD, PROFIT,								
	BOND	11,335	SF	\$	15.00	\$	170,025	\$	170,0
*****	IDOND					\$	-	\$	-
								\$	-
						\$ \$		\$	61,3
3	BUILDING FOOTING & SLAB:			ļ. <u></u>				·	
	EXT. WALL FOOTING	333	LF	\$	20.00	\$	6,665	\$	6,6
	INT. WALL FOOTING	500	LF	\$	15.00	\$	7,498	\$	7,4
•••••	SPREAD FOOTING	1,417	SF	\$	14.00	\$	19,836	\$	19,8
• • • • • • •	FOUNDATION WALL - CONCRETE		SF	\$	20.00	\$	-	\$	
	FOUNDATION WALL - CMU	666	SF		10.00	\$	6,665	\$	6,6
			SF	\$	30.00	\$	3,000	S	3.0
	ELEVATOR PIT	100	<u>or</u>				**********************		6
	PERIMETER INSULATION	666	SF	\$	1.00	\$	666		
	SLAB ON GRADE	5,668	SF	\$	3.00	\$	17,003	\$	17,0
						\$	-	\$	
•••••			1	1		\$	-	\$	
	CTRUCTURAL CYCTEM.		<u> </u>	1		\$		\$	111,6
<u>C</u>	STRUCTURAL SYSTEM:	11	TON	·	1,800.00	č	20,403	\$	20,4
	STRUCTURAL STEEL		TON	Ψ	1,400.00	\$	15.869		<u>20,</u> 15,8
	STEEL JOIST	11	TON	\$	1,400.00			\$	
	STEEL TRUSS	6 6	TON	\$ \$	2,000.00	\$ \$	11,335	\$	11,
	MISC, STEEL	6	TON	\$	1,900.00	\$	10,768	\$	10,
	TECTUM DECKING		SF	\$	4.00	l's	-	\$	
	***************************************	5,668	SF	† <u>*</u>	2.00	\$ \$	11,335	\$ \$	11,
	METAL FLOOR DECK				2.00	\$	11,335		11,
	METAL ROOF DECK	5,668		\$					17,
	CONC. SLAB ON METAL DECK	5,668		\$	3.00	\$	17,003	\$	
	FIRE PROOFING	11,335	SF	\$	1.20	\$	13,602	\$	13,0
•••••			1	1	•	\$	-	\$	
			1	1		\$	-	\$	
	TO OTHER		· †	-		\$			82,
D	ROOFING:				0.00	\$	52,141	\$ \$	52,
	METAL ROOFING - 100%	6,518		\$	8.00		52,141		JZ,
	BUILT-UP ROOFING - 0%	-	SF	\$ \$	4.00			\$	
	RIGID ROOF DECK INSULATION	6,518	SF	\$	1.25		8,147		8,
	ROOF SHEATHING	6,518	SF	\$	1.00	\$	6,518	\$	6,
	FASCIA & CAP FLASHING	666	~~~~~	\$	10.00	Īs	6,665	\$	6,
	ALLINA OLUTTED & DOWNSOOLIT	652		\$	10.00		6,518		6,
	ALUM. GUTTER & DOWNSPOUT						1,999	\$	1,
	WOOD BLOCKING	2		\$	1,200.00	\$	1,555		!!
	MISC. ROOF ACCESSORIES	<u> </u>	LS	1\$	500.00		500	\$	
	***************************************		1	1 .		\$.	\$	
	••••	1	·	1		\$	-	\$	
<u></u>	EVTEDIOD WALL.	·		-		S	-	\$	202
E	EXTERIOR WALL:	0 224	SF		7.00	\$ \$	65,314		65
	CMU BACK-UP - 100%	9,331			2.50		18,66		18
	FURR & DRYWALL	7,464		\$ \$			10,00	<u>\$</u>	
	METAL STUD & SHEATHING BACK-UP - 0%	<u> </u>	SF		4.50				
• • • • • • •	BRICK	9,33	I SF	\$	9.00	\$	83,97	\$	83
	PRECAST BAND	T -	LF	\$	30.00 25.00	\$	-	\$	
		1	SF	\$	25.00	S	-	S	
	PRECAST BASE & ACCENT	4,66			2.00		9,33	\$ \$	9
	GROUT BLOCK			1\$			1,999		<u>3</u>
	GROUT LINTEL	1,000		\$	2.00			7 7	
	WINDOW SILL	333	J LF	\$ \$	20.00		6,66	\$	6
•••••	METAL SIDING / PANEL	1 -	SF	\$	5.00) \$	_		
	RIGID INSULATION	9,33		\$	1.20) S	11,19	7 \$	11
		-	SF		0.60			\$	
	BATT INSULATION			-**	2.00		2,66	L	2
	FLASHING	1,330					2,00		
	DAMPROOFING/FELT	9,33	1 SF	\$	0.30		2,79	9 \$ \$	
•••••			1			\$	-	\$	
•••••		T	<u> </u>	T		\$	-	\$	
	EVTEDIOD DOODS & OPENING.					S		\$	71
F	EXTERIOR DOORS & OPENING:		; · · · · · · ·		1,200.00	i s	1,80		
	H.M. DOOR, FRAME & HARDWARE	1	2 EA	\$	1,200.00	Ψ.	1,00	- L-Y	
	THE DOOR TO THE CONTROL					ļ			

DATE: 16-May-05
ANALYST: Carr/ Kersey
PHASE: CM
TIME: 16-May-05
GSF= 11335

:::	DDEL - TWO STORIES LOAD BEARING MASONRY E NEW CONSTRUCTION - OFFICE BLDG		******	*****	COST MOD	LEST	IMATE		
	DESCRIPTION	QTY	UNIT		IT COST		COST	то	TAL COST
4		1,866	SF	\$	35.00		65,314	S	65.3
	ALUM. WINDOW			Ψ		\$ \$		\$	-
-						\$		\$	
	NITTON DOODS & OPENINGS.					\$ \$		\$	50,4
	INTERIOR DOORS & OPENINGS:		ΕA	\$	1,100.00		4,400	\$	4.4
	H.M. DOOR, FRAME & HARDWARE	36	EA	\$		<u></u> \$	43,200	\$	43,2
	WOOD DOOR, HM FRAME & HARDWARE	113	SF			\$	2,834	\$	2,8
	ALUM. WINDOW		or	\$	20.00	\$ \$	2,00-	\$	
				ļ		Υ ς	······		72,9
	INTERIOR PARTITIONS:	1,360	SF	\$	7.00	\$ \$	9,521	\$	9.5
	CMU PARTITION - 10%	12,242	OF.	\$	4.00	<u>\$</u>	48.967	\$	48.9
	DRYWALL PARTITION - 90%	2,176	SF SF		2.50	\$ \$	5,441	\$	5,4
	FURR CMU WALL & DRYWALL - 80%	340	SF	\$	2.00		680		
	GROUT BLOCK	91	LF	\$	2.00	\$ \$	181	\$ \$	
	GROUT BOND BEAM			\$	40.00	 G	8,161	\$	8,
	FOLDING PARTITION	204	SF	\$	40.00	\$			
				ļ		\$ \$		\$	
				ļ		<u>\$</u>	.	\$	39,
	WALL FINISHES:			ļ		\$	11.097	\$	11,0
	PAINT WALL - REGULAR - 75%	24,661	SF	\$	0.45	\$	2,466		2,
	PAINT WALL - EPOXY - 10%	3,288	SF	\$	0.75	\$ \$			<u>4,</u> 6,
	VYNIL WALL COVERING - 10%	3,288	SF	\$	2.00		6,576		
	ACOUSTICAL / WOOD PANEL - 2%	658	SF	\$	15.00	\$ \$ \$	9,864	\$	9,
	CERAMIC TILE - 3%	986	SF	\$	7.00	<u>\$</u>	6,905		6,
	PAINT DOOR & FRAMES	42	EA.	\$	60.00		2,490	\$	2,
				J		\$ \$		ļ. <u>\$</u>	
••••							-	<u></u>	
••••	FLOOR & BASE FINISHES:		<u> </u>			<u>\$</u> \$		\$ \$ \$	48,
	CARPET - 80%	929	SY	\$	30.00		27,871		27,
	VCT - 10%	1,134	SF	\$	1.50		1,700		1,
	RUBBER BASE	1,360	LF	\$	1.20	\$	1,632		1
••••	CERAMIC FLOOR TILE - 5%	567	SF	\$	8.00	\$	4,534		4
••••	QUARRY FLOOR TILE - 5%	567	SF	\$	10.00	\$	5,668		5
	RUBBER FLOORING @ STAIR LANDING	480	SF	\$	5.00	\$	2,400		2
••••	STAIR TREAD & RISER	336	LF	\$	15.00	\$	5,040		5
	SEAL CONCRETE FLOOR - 2%	227	SF	\$	0.55	\$	125		
						\$	•	\$	
						\$	-	\$	
	CEILINGS & SOFFITS:	····		T		\$		\$	43
	ACOUSTICAL CEILING- 80%	9,068	SF	\$	2.50	\$	22,670	\$	22
	DRYWALL CEILING - 20%	2,267	SF	\$	6.00	\$	13,602		13
	DRYWALL BULKHEAD	567	SF	\$	10.00	\$	5,668		5
••••	EXTERIOR METAL SOFFIT	500	SF	\$	3.50	\$	1,749		1
••••	PAINT EXPOSED CEILING	227	SF	\$	0,60	\$	136	\$	
••••	171111 271 0020 0210110		·	1		\$		\$	
			1			\$	-		
	INTERIOR STAIRS & RAILINGS:		1	-		\$	-	\$	34
	STEEL PIPE RAILING	140	LF	\$	40.00	\$	5,600	\$	5
••••	STEEL STAIRS	336		\$ 	50.00	\$	16,800		16
••••	STAIR LANDING	480		\$	25.00	\$	12,000		12
	31AIN LANDING		 	┪~			- :	\$	*****
			· · · · · · ·			\ <u>\$</u> \$		s	
	ACCECCODIES & SDECIALTIES		·			\$		\$ \$	29
1	ACCESSORIES & SPECIALTIES:		EA	\$	1,500.00		1,21		
	PROJECTION SCREEN			***	260.00		1,47		
	FIRE EXTINGUISHER & CABINET			\$ \$	5,000.00		5,00		
	DIRECTORY & PLAQUE				1,200.00		6,80		
	TOILET PARTITION				500.00		4,25		
	TOILET ACCESSORIES	42	, , , ,		50.00		4,20 2,07		
	ROOM SIGNS								
	SPECIAL SIGNAGE	11,335	SF	\$	0.75	\$	8,50		{
							.	\$	
	FIXED EQUIPMENT:	1	ı	1		18	-	15	

Project: 04107-00
CITY OF CHARLESTON, SC
MILFORD STREET OPERATIONS CENTER
NEW CONSTRUCTION - OFFICE BLDG
COST MODEL - TWO STORIES LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
ANALYST: Card Kersey
PHASE: CM
TIME: 16-May-05
GSF= 11335

OST MO	DDEL - TWO STORIES LOAD BEARING MASONRY BU	LDING				GSF=	11335	
	NEW CONSTRUCTION - OFFICE BLDG			COST MOD	EL ES	TIMATE		
CODE	DESCRIPTION	QTY	UNIT	UNIT COST		COST	TOT	AL COST
V	MISC EQUIPMENT ALLOWANCE	11.335	SF	\$0.50	\$	5,668	\$	5,668
	WISO EQUI WENT ALLOWANDE	,			\$	-	\$	-
					\$	-	\$	-
	a amuoni a tii i Mani				\$		\$	28,338
0	CASEWORK & MILLWORK:	44 225	CF-	\$ 2.50	\$	28,338	\$	28,338
	MISC. GENERAL CASEWORK ALLOWANCE	11,335	SF	\$ 2.50		20,000	********	20,000
					\$	-	\$	
					\$	-	\$	
P	LOOSE EQUIPMENT & FURNISHINGS:			<u> </u>	\$	-	\$	22,601
	BLIND	1,866	SF	\$3.00	\$	5,598	\$	5,598
	MISC. GENERAL FURNISHING ALLOWANCE	11,335	SF	\$ 1.50	\$	17,003	\$	17,003
					\$	-	\$	-
					\$	-	\$	-
	MECHANICAL CONVEYANCES:					_	\$	32,000
Q			EA	\$ 32,000.00	\$	32,000	\$	32,000
	ELEVATOR		<u>L</u>	Ψ 02,000.00	4		\$	
			ļ	 	\$		\$	
			ļ		\$			
T	PLUMBING:		<u> </u>		\$		\$	53,841
	PLUMBING	11,335	SF	\$4.75		53,841	\$	53,841
]	\$	-	\$	
					\$	-	\$	-
Ü	FIRE PROTECTION:		1	1	\$	-	\$	17,003
		11,335	SF	\$1.50		17,003	\$	17,003
	SPRINKLER SYSTEM	11,000	ļ		\$		\$	
			·				\$	
			. .		\\$ \$.		
٧	H.V.A.C. SYSTEM:			<u> </u>			\$	170,025
	HVAC SYSTEM	11,335	SF	\$15.00	\$	170,025	\$	170,025
•	•				\$		\$	
			1	1	\$	-	\$	-
145	ELECTRICAL CVCTEM.		†	-	\$		\$	56,675
W	ELECTRICAL SYSTEM:	11,335	SF	\$5.00		56,675	\$	56,675
	ELECTRICAL SYSTEM	11,000		φο.οο			\$	
					\$.	I.Ψ S	
			ļ		\$.1	34,005
Χ	LIGHTING:				\$	-	\$	
	ELECTRICAL FIXTURES	11,335	SF	\$3.00		34,005		34,005
					\$		\$	-
			1		\$	-	\$	-
Υ	SPECIAL SYSTEM & COMMUNICATION:		-		\$	·	S	56,675
Y		11,335	SF	\$3.00		34,005	\$ \$	34,005
	SPECIAL SYSTEM - INFRASTRUCTURE	11,000	J SF	\$0.00	1	04,000	+	01,000
						00.070	١.	00.670
	SPECIAL SYSTEM - EMERGENCY GENERATOR	11,335	SF	\$2,00		22,670		22,670
					\$		\$	
*******	SU	B TOTAL BU	LDING		 \$	1,495,840	\$	1,495,840
· · · · · · · · · · · · · · · · · · ·			1		\$	-	\$	-
	OFFI OFFICIAL COMPITIONS & FEFC.		-		ŝ		\$	
<u>A</u>	SITE GENERAL CONDITIONS & FEES:	44.00	er				\$	······
	SITE GENERAL CONDITIONS & FEES	11,335	SF		\$		\$	
		.			\$	<u>-</u>		·
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$		\$	
	SPECIAL SITE PREPARATION / FOUNDATION				ļ			
	ALLOWANCE	11,335	SF	\$ -	s	-	\$	-
	ALLOWANGE				 \$		\$ \$	-
	OITE DEVELORMENT.	 			\$	_	\$	
Z2	SITE DEVELOPMENT:	11,335.0	+				\$	
	SITE DEVELOPMENT	11,335.) SF	\$ -	\$.		-
		1			\$		\$	
AA	SITE UTILITIES:	<u> </u>			\$ \$		\$	
	SITE UTILITIES	11,33	5 SF	\$ -	\$	_	\$	-
		1		T	\$	-	\$	-
					\$	-	\$	
000000000	1	SUBTOT	I CIT		\$		S	
					S	1,495,840		1,495,84
	\cdots	AL BUILDING	A SHE	•c• <u>#</u> 000000000000000000000000000000000000	s: 1:2000	1.490.64	F 10.20	

DATE: ANALYST: 16-May-05 Carr/ Kersey

PHASE: TIME: CM 3:57 PM

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

COSTINI	ODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY	DOIL		OST	MODEL	
	NEW CONSTRUCTION - MAINTENANCE BLDG.		GSF		48,799	
CODE	DESCRIPTION		COST		\$/GSF	%
	BUILDING CONSTRUCTION:					
Α	GENERAL CONDITIONS	\$	585,588	\$	12.00	13%
В	BUILDING FOOTING & SLAB	\$	400,629	\$	8.21	9%
С	STRUCTURAL SYSTEM	\$	407,472	\$	8.35	9%
D	ROOFING	\$	339,367	\$	6.95	7%
E	EXTERIOR WALL	\$	761,917	\$	15.61	16%
F	EXTERIOR DOORS & OPENING	\$	225,165	\$	4.61	5%
G	INTERIOR DOORS & OPENING	\$	68,410	\$	1.40	1%
Н	INTERIOR PARTITIONS	\$	178,409	\$	3.66	4%
l	WALL FINISHES	\$	59,470	\$	1.22	1%
J	FLOOR FINISHES	\$	26,839	\$	0.55	1%
К	CEILINGS & SOFFITS	\$	83,894	\$	1.72	2%
L	INTERIOR STAIRS & RAILING	\$	_	\$	_	0%
M	ACCESSORIES & SPECIALTIES	\$	9,649	\$	0.20	0%
N	FIXED EQUIPMENT	\$	24,400	\$	0.50	1%
0	CASEWORK & MILLWORK	\$	48,799	\$	1.00	1%
P	LOOSE EQUIPMENT & FURNISHINGS	\$	14,528	\$	0.30	0%
Q	MECHANICAL CONVEYANCES	\$	_	\$		0%
R	WATER SUPPLY & TREATMENT	\$	-	\$	-	0%
S	WASTE WATER DISPOSAL	\$	-	\$	-	0%
T	PLUMBING	\$	390,392	\$	8.00	8%
U	FIRE PROTECTION	\$	109,798	\$	2.25	2%
V	H.V.A.C. SYSTEM	\$	487,990	\$	10.00	11%
W	ELECTRICAL SYSTEM	\$	158,597	\$	3.25	3%
Х	LIGHTING	\$	121,998	\$	2.50	3%
Y	SPECIAL SYSTEM COMMUNICATION	\$	134,197	\$	2.75	3%
	SUB-TOTAL BUILDING	\$	4,637,507	\$	95.03	100%
5%	DESIGN CONTINGENCY - BUILDING	\$	231,875	\$	4.75	
0%	ESCALATION - BUILDING	\$	**	\$	-	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$	4,869,383	\$	99.78	

Project: 04107-00
CITY OF CHARLESTON, SC
MILFORD STREET OPERATIONS CENTER
NEW CONSTRUCTION - MAINTENANCE BLDG.
COST MODEL - ONE STORY HIGH BAY LOAD B

DATE: 16-May-05
ANALYST: Carrl Kersey
PHASE: CM
TIME: 16-May-05
GSF= 48799

IST M	IODEL - ONE STORY HIGH BAY LOAD BEARING MA	ASONRY BUIL	DING				GSF=	4879	9
	NEW CONSTRUCTION - MAINTENANCE BLDG			::::(COST MOD	ELE			
ODE	DESCRIPTION	QTY	UNIT	UN	IT COST		COST	27771113	TAL COST
Α	GENERAL CONDITIONS:					\$	-	\$	585,588
	GENERAL CONDITIONS, OVERHEAD, PROFIT,			T					
	BOND	48,799	SF	\$	12.00	\$	585,588	\$	585,588
• • • • • • • • • • • • • • • • • • • •	IDOND			t		\$		\$	
				ł		. <u>¥</u> \$		\$	
				├				\$	400,629
В	BUILDING FOOTING & SLAB:			ļ		\$			
	EXT. WALL FOOTING	1,294	LF	\$	20.00	\$	25,872	\$	25,872
•••••	INT. WALL FOOTING	1,940	LF	\$	15.00	\$	29,106	\$	29,108
•••••	SPREAD FOOTING	12,200	SF	\$		\$	170,797	\$	170,797
•••••	FOUNDATION WALL - CONCRETE		SF	\$	20.00	\$		\$	
		2,587	SF	\$	10.00	\$	25,872	\$	25,872
	FOUNDATION WALL - CMU	2,001					20,012		
	SERVICE PIT		SF	\$	30.00	\$		\$	
	PERIMETER INSULATION	2,587	SF	\$	1.00	\$	2,587	\$	2,587
•••••	SLAB ON GRADE	48,799	SF	\$	3.00	\$	146,397	\$	146,397
						\$	-	\$	-
		-	<u> </u>	1		\$	-	\$	-
		ļ				\$		è	407,472
C	STRUCTURAL SYSTEM:	ļ		ł	4 000 00		07 020	- 	
	STRUCTURAL STEEL	49	TON	+	1,800.00	\$	87,838	\$	87,83
	STEEL JOIST	49			1,400.00	\$	68,319	\$	68,31
	STEEL TRUSS	24	TON	\$	2,000.00	\$	48,799	\$	48,79
	MISC. STEEL	24	TON		1,900.00	\$	46,359	\$	46,35
			SF	\$	4.00	\$,	\$	
	TECTUM DECKING							\$	
	METAL FLOOR DECK		SF	\$	2.00	\$			
	METAL ROOF DECK	48,799	SF	\$	2.00	\$	97,598	\$	97,59
	CONC. SLAB ON METAL DECK	-	SF	\$	3.00	\$	-	\$	-
	FIRE PROOFING	48,799	SF	\$	1.20	\$	58,559	\$	58,55
•••••	TINL PROOFING							\$	
				[\$		·	
			ļ	_		\$		\$	
D	ROOFING:	l	.l			\$		\$	339,36
	METAL ROOFING - 0%	-	SF	\$	8.00	\$	-	\$	- .
•••••	EPDM ROOFING - 100%	48,799	SF	\$	4.00	\$	195,196		195,19
		48,799		\$	1.50	\$	73,199	-	73,19
	RIGID ROOF DECK INSULATION	40,799					70,100		70,10
	ROOF SHEATHING		SF	\$	1.50	\$		\$	
	FASCIA & CAP FLASHING	3,881	SF	\$	15.00	\$	58,211	\$	58,21
	ALUM. GUTTER & DOWNSPOUT	T -	LF	\$	10.00	\$	-	\$	-
	WOOD BLOCKING	6	MBF	\$	1,200.00	\$	7,761	\$	7,76
		<u>-</u>		\$	5,000.00	\$	5,000		5,00
	MISC. ROOF ACCESSORIES		1	.					
						\$		\$	·····
		1				\$		\$	
E	EXTERIOR WALL:					\$	-	\$	761,9
	CMU BACK-UP - 100%	38,807	SF	\$	7.00	\$	271,651	\$	271,6
•••••					2.50			\$	
	FURR & DRYWALL	.	SF	\$					-
	METAL STUD & SHEATHING BACK-UP - 0%		SF		4.50	4		\$	
	BRICK	38,807	SF	\$	9.00	4	349,266		349,2
•••••	PRECAST BAND	-	LF		30.00	\$		\$	-
	PRECAST BASE & ACCENT	_	SF	\$	25.00	\$	-	\$	
	GROUT BLOCK	19,404			2.00	-	38,807	\$	38,8
						· †·····	7 70		7,7
	GROUT LINTEL	3,881		~~~	2.00		7,76		
	WINDOW SILL	1,294	-		20.00		25,872	~	25,8
	METAL SIDING / PANEL		SF	\$	5.00	\$	-	\$	
	RIGID INSULATION	38,807	SF	\$	1.20	\$	46,569	\$	46,5
	BATT INSULATION	1	SF		0.60			\$	
		5,174		† - -			10,349		10,3
	FLASHING			***	2.00				
	DAMPROOFING / FELT	38,807	SF	\$	0.30		11,64		11,6
		1	.1.	l		\$	-	\$	
		··1	1	T		\$	-	\$	
	EXTERIOR DOORS & OPENING:		1	-1-		\$	-	\$	225,1
F					1,200.00		18,00		18,0
	H.M. DOOR, FRAME & HARDWARE	15	5 EA	 \$.	1,200.00	.∤	10,00	~- 	
	ALUM. / ENTRANCE DOOR, FRAME &	1		1				1.	
	HARDWARE		EA	\$	3,000.00	\$	-	\$	
	O.H. COILING DOOR, FRAME & HARDWARE	20) EA	\$	9,000.00	\$	180,00	0 \$	180,0
	ALUM, WINDOW - 10% OF TOTAL	77			35.00		27,16		27,1
	ALUIVI. WINDOW - 1078 OF TOTAL								
	1					. \$.	. \$	
		••••				-		\$	

Project: 04107-00
CITY OF CHARLESTON, SC
MILFORD STREET OPERATIONS CENTER
NEW CONSTRUCTION - MAINTENANCE BLDG.
COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
ANALYST: Carr/ Kersey
PHASE: CM
TIME: 16-May-05

	INSTRUCTION - MAINTENANCE BLDG.	VECNIDA BI III	DING				GSF=		ay-05 9
COSTM	ODEL - ONE STORY HIGH BAY LOAD BEARING MA NEW CONSTRUCTION MAINTENANCE BLDG	ASONRT BUIL	DING	· · · · · ·	OST MOD	EØ	STIMATE	****	
CODE	DESCRIPTION	QTY	UNIT	100000000000000000000000000000000000000	25.75.67.63.63.63.63.63.63		cost	T	OTAL COST
	INTERIOR DOORS & OPENINGS:				*********	\$	-	\$	68,410
	H.M. DOOR, FRAME & HARDWARE	51	EΑ			\$	56,210	\$	56,210
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$	1,200.00	\$	-	\$	-
	ALUM, WINDOW	488	SF	\$		\$	12,200	\$	12,200
			1			\$	-	\$	-
Н	INTERIOR PARTITIONS:					\$	-	\$	178,409
	CMU PARTITION - 35% OF TOTAL	20,496	SF	\$	7.00	\$	143,469	\$	143,469
	DRYWALL PARTITION - 5% OF TOTAL	2,928	SF	\$	4.00	\$	11,712	\$	11,712
	FURR CMU WALL & DRYWALL - 10%	4,099	SF	\$	2.50	\$	10,248	\$	10,248
	GROUT BLOCK	5,124	SF	\$	2.00	\$	10,248	\$	10,248
	GROUT BOND BEAM	1,366	LF	\$	2.00	\$	2,733	\$	2,733
	FOLDING PARTITION	-	SF	\$	40.00	\$	-	\$	-
						\$		\$	
						\$		\$	
1	WALL FINISHES:					\$	_	\$	59,470
	PAINT WALL - REGULAR - 10%	7,709	SF	\$	0.45	\$	3,469	\$	3,469
	PAINT WALL - EPOXY - 90%	69,380	SF	\$	0.75	\$	52,035	\$	52,035
	VINYL WALL COVERING - 0%	-	SF	\$	2.00	\$	-	\$	
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$	15.00	\$	-	\$	_
	CERAMIC TILE - 0%	-	SF	\$	7.00	\$	-	\$	_
	PAINT DOOR & FRAMES	66	EΑ	\$	60.00	\$	3,966	\$	3,966
						\$		\$	-
						\$		\$	-
j	FLOOR & BASE FINISHES:					\$	-	\$	26,839
	CARPET - 0%	-	SY	\$	30.00	\$	-	\$	
	VCT - 0%	-	SF	\$	1.50	\$		\$	_
ļ	RUBBER BASE	_	LF	\$	1.20	\$	-	\$	
	CERAMIC FLOOR TILE - 5%	-	SF	\$	8.00	\$	-	\$.
	QUARRY FLOOR TILE - 5%	-	SF	\$	10.00	\$	-	\$	-
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$	5.00	\$	-	\$	
	STAIR TREAD & RISER	-	LF	\$	15.00	\$	-	\$	
	SEAL CONCRETE FLOOR - 80%	48,799	SF	\$	0,55	\$	26,839	\$	26,839
						\$	<u>-</u>	\$	_
		1	l	T		\$	-	\$	_
K	CEILINGS & SOFFITS:	1				\$	-	\$	83,894
	ACOUSTICAL CEILING- 10%	4,880	SF	\$	2.50	\$	12,200	\$	12,200
	DRYWALL CEILING - 10%	4,880	SF	\$	6.00	\$	29,279	\$	29,279
	DRYWALL BULKHEAD	1,220	SF	\$	10.00	\$	12,200	\$	12,200
	EXTERIOR METAL SOFFIT	1,940	SF	\$	3.50	\$	6,791	\$	6,791
	PAINT EXPOSED CEILING80%	39,039	SF	\$	0.60	\$	23,424	\$	23,424
				Γ		\$	-	\$	-
		1	T	1		\$	-	\$	-
L	INTERIOR STAIRS & RAILINGS:	1	1	1		\$	-	\$	
	STEEL PIPE RAILING	-	LF	\$	40.00	\$	-	\$	_
	STEEL STAIRS	-	LF	\$	50.00	\$		\$	
ļ	STAIR LANDING	-	SF	\$	25.00	\$	-	\$	
				1		\$		\$	
		1	1	1		\$:	\$	-
М	ACCESSORIES & SPECIALTIES:			1		\$	-	\$	9,64
	PROJECTION SCREEN	-	EA	\$	1,500.00	\$	-	\$	-
 	FIRE EXTINGUISHER & CABINET	24	EA	\$	260.00	\$	6,344	\$	6,34
1	DIRECTORY & PLAQUE	-	LS	\$	5,000.00	\$	-	\$	-
 	TOILET PARTITION	-	EA	\$	1,200.00	\$	_	\$	
	TOILET ACCESSORIES	-	SET	\$	500.00	\$	*	\$	-
I	ROOM SIGNS	66	-	\$	50.00		3,305	\$	3,30
 	SPECIAL SIGNAGE	-	SF	\$	0.75		-	\$	-
			†***	†***		\$		\$	
N	FIXED EQUIPMENT:		·†	·†		\$		\$	24,40
ļ <u>'``</u>	MISC EQUIPMENT ALLOWANCE	48,799	SF	1	\$0.25		12,200		12,20
ļ	MISC EQUIPMENT ALLOWANCE-DOCK		·† <u></u>	†		†*		1	
1	LEVELERS	48,799	SF		\$0.25	\$	12,200	\$	12,20
	MISC EQUIPMENT ALLOWANCE- 9,000#		 - -	-		╅		Ť	
								1	

DATE: 16-May-05
ANALYST: Carrl Kersey
PHASE: CM
TIME: 16-May-05
GSF= 48799

***	ODEL - ONE STORY HIGH BAY LOAD BEARING MAS NEW CONSTRUCTION MAINTENANCE BLDG		****	CC	OST MOD				
DE	DESCRIPTION	QTY	UNIT		COST		cost	10	AL COST
	MISC EQUIPMENT ALLOWANCE-30,000#								
	HYDRAULIC LIFT	-	EA	\$60	,000.00	\$	-	\$	_
	1 1 1 1 1 1 1 1 1 1					\$	-	\$	-
						\$	-	\$	-
	CASEWORK & MILLWORK:					\$		\$	48,79
2_	MISC. GENERAL CASEWORK ALLOWANCE	48,799	SF	\$	1.00	\$	48,799	\$	48,79
	MISO, GENERAL CASEWORK ALLOWANGE	40,733		¥		\$		\ <u>*</u>	
				ļ		\$			
						\$		\$	14,5
Р	LOOSE EQUIPMENT & FURNISHINGS:				00.00		2 200		2,3
	BLIND	776	SF		\$3.00	\$	2,328	\$	
	MISC. GENERAL FURNISHING ALLOWANCE	48,799	SF	\$	0.25	\$	12,200	\$	12,2
						\$		\$	
						\$	_	\$	
Q	MECHANICAL CONVEYANCES:		.,			\$		\$	_
	ELEVATOR	-	ΕA	\$ 10	5,000.00	\$	-	\$	-
				T		\$	-	\$	
						\$		\$	
	DI LIMPINO:			ļ		\$	-	\$	390,3
<u>T</u>	PLUMBING:	40.700	SF	 	\$8.00	\$	390,392		390,3
	PLUMBING	48,799	or	 	φ0.UU		030,032	\$	000,0
				 		\$		10	
			ļ	Į		\$	-	. \$	
U	FIRE PROTECTION:		ļ	1		\$		\$	109,7
	SPRINKLER SYSTEM	48,799	SF	l	\$2.25	\$	109,798	\$	109,7
				I		\$	-	\$	
				1		\$	-	\$	
v	H.V.A.C, SYSTEM:					\$	-	\$	487,9
·	HVAC SYSTEM	48.799	SF	1	\$10,00	\$	487,990	\$	487,9
		40,733	EA	63	0,000.00	\$		\$	
	HVAC SYSTEM-FUME EVACUATION SYSTEM				0,000.00			. . "	
			ļ			\$	<u>-</u>		
						\$.	. .\$	400
W	ELECTRICAL SYSTEM:		ļ			\$.		158,
	ELECTRICAL SYSTEM	48,799	SF		\$3.25	\$	158,597	\$	158,
						\$	-	\$	
			1			\$	-	\$	
χ	LIGHTING:			1		\$	-	\$	121,
	ELECTRICAL FIXTURES	48,799	SF	1-	\$2.50		121,998	\$	121,
	ELECTRICAL PIXTORES	40,700	 	-	42.00	\$		\$	
									
			 			- 	.	\$	134,
Y	SPECIAL SYSTEM & COMMUNICATION:			-		\$	20.50		
	SPECIAL SYSTEM - INFRASTRUCTURE	48,799	SF		\$0.75	\$	36,599	\$ \$	36,
			1	i		1		1.	
	SPECIAL SYSTEM - EMERGENCY GENERATOR	48,799	SF	.L	\$2.00		97,598		97,
			T			\$	-	\$	
				1					
2000000	SIIF	TOTAL BUI	DING	8 XXXX		S	4,637,50	7 8	4,637
		/// (// // // // // // // // // // // //	7		000000000000000000000000000000000000000	\$	-	\$	
		ļ	· 						
Α	SITE GENERAL CONDITIONS & FEES:	<u> </u>	+==	1-		1			
	SITE GENERAL CONDITIONS & FEES	48,799	SF	\$		\$		\$	
		<u> </u>				. \$	-	\$	
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:		1			\$	-	. \$	
	SPECIAL SITE PREPARATION / FOUNDATION			1				1	
	ALLOWANCE	48,799	SF	\$	-	\$		\$	
		T		_l		\$		\$	
 70	SITE DEVELOPMENT:	1	1	·· ····	••••••	\$		\$	
.Z2	SITE DEVELOPMENT:	48,799.0	SF	\$		\$		\$	
	SITE DEVELOPMENT	40,199.0	- or	?	.	٠٠٠		∤-ৼ	••••••
						\$		\$	
AA	SITE UTILITIES:			_		\$		- \$	
	SITE UTILITIES	48,799	SF	\$		\$		\$	
						\$	<u>-</u>	\$	
•••••		1	· ····	[\$	•	\$	
	1	SUB TOTA	LSITE	×		S		\$	

Project: 04107-00
CITY OF CHARLESTON, SC
MILEORD STREET OPERATIONS CENTER

MILFORD STREET OPERATIONS CENTER NEW CONSTRUCTION - WAREHOUSE

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: ANALYST: 16-May-05 Carr/ Kersey

PHASE:

TIME:

CM 3:18 PM

0001 1110	DDEL - ONE STORY HIGH BAY LOAD BEARING MASONKT		OST	MODEL	
	NEW CONSTRUCTION - WAREHOUSE	GSF		41,781	
CODE	DESCRIPTION	COST		\$/GSF	%
	BUILDING CONSTRUCTION:				
Α	GENERAL CONDITIONS	\$ 417,810	\$	10.00	13%
В	BUILDING FOOTING & SLAB	\$ 330,766	\$	7.92	10%
С	STRUCTURAL SYSTEM	\$ 348,871	\$	8.35	11%
D	ROOFING	\$ 281,597	\$	6.74	9%
E	EXTERIOR WALL	\$ 540,509	\$	12.94	16%
F	EXTERIOR DOORS & OPENING	\$ 153,778	\$	3.68	5%
G	INTERIOR DOORS & OPENING	\$ 24,855	\$	0.59	1%
Н	INTERIOR PARTITIONS	\$ 57,407	\$	1.37	2%
1	WALL FINISHES	\$ 29,152	\$	0.70	1%
J	FLOOR FINISHES	\$ 22,980	\$	0.55	1%
К	CEILINGS & SOFFITS	\$ 58,076	\$	1.39	2%
L	INTERIOR STAIRS & RAILING	\$ -	\$	-	0%
М	ACCESSORIES & SPECIALTIES	\$ 6,737	\$	0.16	0%
N	FIXED EQUIPMENT	\$ 62,672	\$	1.50	2%
0	CASEWORK & MILLWORK	\$ 10,445	\$	0.25	0%
Р	LOOSE EQUIPMENT & FURNISHINGS	\$ 14,575	\$	0.35	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$	-	0%
R	WATER SUPPLY & TREATMENT	\$ 	\$	_	0%
S	WASTE WATER DISPOSAL	\$ -	\$	-	0%
Т	PLUMBING	\$ 41,781	\$	1.00	1%
U .	FIRE PROTECTION	\$ 62,672	\$	1.50	2%
V	H.V.A.C. SYSTEM	\$ 417,810	\$	10.00	13%
W	ELECTRICAL SYSTEM	\$ 208,905	\$	5.00	6%
Х	LIGHTING	\$ 83,562	\$	2.00	3%
Υ	SPECIAL SYSTEM COMMUNICATION	\$ 125,343	\$	3,00	4%
	SUB-TOTAL BUILDING	\$ 3,300,302	\$	78.99	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 165,015	\$	3.95	
0%	ESCALATION - BUILDING	\$ -	\$	_	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 3,465,317	\$	82.94	

DATE: 16-May-05
ANALYST: Carr/ Kersey
PHASE: CM
TIME: 16-May-05
GSF= 41781

	ALLE ATABY LUALIDAY	LOAD BEARING MASONRY BUILDING
COST MODEL	ONE STODY HIGH RAY	TOAD BEARING WASCINKY BUILDING
TOUR MODEL	· ONE GIONI INGILEM	LOVE DEVIGUE UN COULTE DOITE

	NEW CONSTRUCTION - WAREHOUSE				COST MOD	EL ESTIMATE		
CODE	DESCRIPTION	QTY	UNIT	UN	IT COST	COST	TO	TAL COST
	GENERAL CONDITIONS:					\$ -	\$	417,810
	GENERAL CONDITIONS, OVERHEAD, PROFIT,							
	BOND	41,781	SF	\$	10.00	\$ 417,810	\$	417,810
	50115					\$ -	\$	-
						\$ -	\$	
В	BUILDING FOOTING & SLAB:					\$ -	\$	330,766
<u> </u>	EXT. WALL FOOTING	918	LF	\$	20.00	\$ 18,353	\$	18,353
	INT. WALL FOOTING	1,377	LF	\$		\$ 20,648	\$	20,648
	SPREAD FOOTING	10,445	SF	\$	14.00		\$	146,234
	FOUNDATION WALL - CONCRETE		SF	\$	20.00	\$ -	\$	-
	FOUNDATION WALL - CMU	1,835	SF	\$	10.00	\$ 18,353	\$	18,353
	SERVICE PIT	1,,,,,	SF	\$		\$ -	\$	
	PERIMETER INSULATION	1,835	SF	\$	1.00	\$ 1,835	\$	1,835
	SLAB ON GRADE	41,781	SF	\$	3.00	\$ 125,343	\$	125,343
	SLAB ON GIVADL	71,701		 	0.00	\$ -	\$	
			<u> </u>	 		\$ -	\$	-
	STRUCTURAL SYSTEM:			1-		\$ -	\$	348,871
<u> </u>	STRUCTURAL STSTEM.	42	TON	\$	1,800.00	\$ 75,206	\$	75,206
		42	TON	\$	1,400.00	\$ 58,493	\$	58,493
	STEEL JOIST	21	TON	\$	2,000.00	\$ 41,781	\$	41,781
	STEEL TRUSS	21	TON	\$	1,900.00	\$ 39,692	\$	39,692
	MISC. STEEL		SF	\$	4.00	\$ -	\$	-
	TECTUM DECKING	<u> </u>	SF	\$	2.00	\$ -	\$	
	METAL FLOOR DECK	44 704	SF	\$	2.00	\$ 83,562	\$	83,562
	METAL ROOF DECK	41,781	SF		3.00	\$ 00,302	\$	00,002
	CONC. SLAB ON METAL DECK	44 704		\$	1,20	\$ 50,137	\$	50,137
	FIRE PROOFING	41,781	SF	\$	1.20		\$	00,107
			ļ			\$ -	\$	
		_	ļ	ऻ		\$ -	<u> </u>	281,597
D	ROOFING:		₀ =	<u> </u>	0.00	\$ -	\$	201,331
	METAL ROOFING - 0%		SF	\$	8.00	\$ -		167,124
	EPDM ROOFING - 100%	41,781	SF	\$	4.00	\$ 167,124		62,672
	RIGID ROOF DECK INSULATION	41,781		\$	1.50	\$ 62,672		02,072
	ROOF SHEATHING		SF	\$	1.50	\$ -	\$	44 000
	FASCIA & CAP FLASHING	2,753		\$	15.00	\$ 41,295		41,29
	ALUM. GUTTER & DOWNSPOUT	-	LF	\$	10.00	\$ -	\$	-
	WOOD BLOCKING	5			1,200.00			5,50
	MISC. ROOF ACCESSORIES	1	LS	\$	5,000.00		\$	5,00
							\$	-
			-	_		-	\$	
Е	EXTERIOR WALL:			<u> </u>		\$ -	\$	540,50
	CMU BACK-UP - 100%	27,530		\$	7.00			192,71
	FURR & DRYWALL	-	SF	\$	2.50		\$	-
***************************************	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$	4.50		\$	
	BRICK	27,530		\$	9.00			247,77
	PRECAST BAND	-	LF	\$	30.00		\$	-
	PRECAST BASE & ACCENT	-	SF	\$	25.00		\$	
	GROUT BLOCK	13,765	LF	\$	2.00			27,53
ļ	GROUT LINTEL	2,753	3 LF	\$	2.00	\$ 5,506	\$	5,50

DATE: 16-May-05
ANALYST: Carr/ Kersey
PHASE: CM

TIME: 16-May-05 GSF= 41781

COST MO	ODEL - ONE STORY HIGH BAY LOAD BEARING MASO	NRY BUILDIN	G			1000000000	GSF=	41/81	
	NEW CONSTRUCTION - WAREHOUSE			*********	COST MOD	ELE			
CODE	DESCRIPTION	QTY	UNIT	UN	IIT COST		COST		AL COST
	WINDOW SILL.	918	LF	\$		\$	18,353	\$	18,353
	METAL SIDING / PANEL		SF	\$	5.00	\$	-	\$	-
-	RIGID INSULATION	27,530	SF	\$	1.20	\$	33,036	\$	33,036
	BATT INSULATION	-	SF	\$	0.60	\$	-	\$	
	FLASHING	3,671	SF	\$	2.00	\$	7,341	\$	7,341
1.4.441	DAMPROOFING / FELT	27,530	SF	\$	0.30	\$	8,259	\$	8,259
						\$	-	\$	-
						\$	-	\$	-
F	EXTERIOR DOORS & OPENING:					\$	-	\$	153,778
	H.M. DOOR, FRAME & HARDWARE	13	EA	\$	1,200.00	\$	15,600	\$	15,600
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EΑ	\$	3,000.00	\$	-	\$	-
	O.H. COILING DOOR, FRAME & HARDWARE	10	EA	\$	9,000.00	\$	90,000	\$	90,000
	ALUM, WINDOW - 25% OF TOTAL	1,377	SF	\$	35.00	\$	48,178	\$	48,178
						\$	-	\$	-
						\$	-	\$	-
G	INTERIOR DOORS & OPENINGS:					\$	-	\$	24,855
	H.M. DOOR, FRAME & HARDWARE	13	EA	\$	1,100.00	\$	14,410	\$	14,410
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$	1,200.00	\$		\$	-
	ALUM, WINDOW	418	SF	\$	25.00	\$	10,445	\$	10,445
	, 120111					\$		\$	
Н	INTERIOR PARTITIONS:			1		\$	-	\$	57,407
	CMU PARTITION - 15% OF TOTAL	7,521	SF	\$	7.00	\$	52,644	\$	52,644
	DRYWALL PARTITION - 0%	-	SF	\$	4.00	\$		\$	-
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$	2.50		-	\$	_
	GROUT BLOCK	1,880	SF	\$	2.00		3,760	\$	3,760
	GROUT BOND BEAM	501	LF	\$	2.00	\$	1,003	\$	1,003
	FOLDING PARTITION	-	SF	\$	40.00	\$		\$	-
	1 OLDING 1 ARTHUM		 •	Ħ		\$	-	\$	-
				lacksquare		\$	-	\$	-
	WALL FINISHES:			1-		\$	-	\$	29,152
	PAINT WALL - REGULAR - 10%	3,831	SF	\$	0.45		1,724		1,724
	PAINT WALL - FPOXY - 90%	34,483	SF	\$	0.75		25,862		25,862
	VINYL WALL COVERING - 0%	UT, 100	SF	\$	2.00			\$	
	ACOUSTICAL / WOOD PANEL - 0%		SF	\$	15.00	1	•	\$	-
	CERAMIC TILE - 0%	<u> </u>	SF	\$	7.00			\$	-
	PAINT DOOR & FRAMES	26	EA	\$	60.00		1,566	\$	1,560
	PAINT DOOR & FRAINLO	20	<u>' '</u>	╫		\$.,,,,,	\$,
			 	╂		\$	-	\$	-
	FLOOR & BASE FINISHES:		 	╁──		\$		\$	22,980
J	CARPET - 0%		SY	\$	30.00		-	\$	
	VCT - 0%		SF	\$	1.50			\$	
		-	LF	\$	1.20			\$	-
	RUBBER BASE CERAMIC FLOOR TILE - 0%	-	SF	\$	8.00			\$	
		ļ <u>-</u>	SF	\$	10.00		-	\$	
	QUARRY FLOOR TILE - 0%		SF	\$	5.00			\$	-
I	RUBBER FLOORING @ STAIR LANDING	-							
	STAIR TREAD & RISER		LF	\$	15.00	l Œ	_	\$	-

DATE: 16-May-05 ANALYST: Carri Kersey PHASE: CM TIME: 16-May-05

731 IVI	ODEL - ONE STORY HIGH BAY LOAD BEARING MASO	DOILDIN	-		COST MOD		GSF=		
	NEW CONSTRUCTION - WAREHOUSE	e		33333 3331				TOT	AL COST
ODE	DESCRIPTION	QTY	UNIT	U	NIT COST	<u>ф</u>	COST		IL COST
				ļ		\$	-	\$	-
				ļ		\$	-	\$	E0 07/
K	CEILINGS & SOFFITS:			<u> </u>	0.50	\$ •	- 1	\$	58,076
	ACOUSTICAL CEILING- 0%		SF	\$	2.50	\$	05.000	\$	05.00
	DRYWALL CEILING - 10%	4,178	SF	\$	6.00	\$	25,069	\$	25,069
	DRYWALL BULKHEAD	1,045	SF	\$		\$	10,445	\$	10,44
	EXTERIOR METAL SOFFIT	-	SF	\$	3.50	\$	- 00.500	\$	00.50
	PAINT EXPOSED CEILING90%	37,603	SF	\$	0.60	\$	22,562	\$	22,56
						\$	-	\$	-
				<u> </u>		\$		\$	-
L	INTERIOR STAIRS & RAILINGS:			ļ.,		\$	-	\$	-
	STEEL PIPE RAILING	-	LF	\$	40.00	\$	-	\$	
	STEEL STAIRS		LF	\$	50.00	\$	-	\$	-
	STAIR LANDING	-	SF	\$	25.00	\$	-	\$	
						\$	_	\$	
				<u> </u>		\$	-	\$	-
М	ACCESSORIES & SPECIALTIES:					\$	-	\$	6,73
	PROJECTION SCREEN	-	EA	\$	1,500.00	\$	-	\$	
	FIRE EXTINGUISHER & CABINET	21	EA	\$	260.00	\$	5,432	\$	5,43
	DIRECTORY & PLAQUE		LS	\$	5,000.00	\$	-	\$	
	TOILET PARTITION	-	EA	\$	1,200.00	\$	•	\$	_
	TOILET ACCESSORIES	-	SET	\$	500.00	\$	_	\$	-
	ROOM SIGNS	26	EA	\$	50.00	\$	1,305	\$	1,30
	SPECIAL SIGNAGE	-	SF	\$	0.75	\$		\$	_
						\$	_	\$	
N	FIXED EQUIPMENT:					\$	_	\$	62,6
	MISC EQUIPMENT ALLOWANCE	41,781	SF		\$1.25	\$	52,226	\$	52,2
		,							
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	41,781	SF		\$0.25	\$	10,445	\$	10,4
						\$	_	\$	-
······						\$	-	\$	-
0	CASEWORK & MILLWORK:			1		\$	-	\$	10,4
	MISC. GENERAL CASEWORK ALLOWANCE	41,781	SF	\$	0.25	\$	10,445	\$	10,4
				╁		\$	-	\$	-
				1		\$	-	\$	-
Р	LOOSE EQUIPMENT & FURNISHINGS:			1		\$	-	\$	14,5
	BLIND	1,377	SF	1	\$3.00	\$	4,130	\$	4,1
	MISC. GENERAL FURNISHING ALLOWANCE	41,781		\$	0.25		10,445		10,4
	WINGO, GENERALE FORMIOTING ALLEGEN WAS E	1.,,	 	+		\$		\$	-
				1		\$	-	\$	-
Q	MECHANICAL CONVEYANCES:		1	\top		\$	-	\$	-
<u>u</u>	ELEVATOR	-	EA	\$	16,000.00	\$	_	\$	-
	MISC EQUIPMENT ALLOWANCE- 9,000#	1	+=`	╅	10,000,00	Ť		† <u> </u>	······································
	HYDRAULIC LIFT		EA		\$15,000.00	\$	_	\$	
	MISC EQUIPMENT ALLOWANCE-30,000#		+-~	+	ψ10,000.00	۳-		 	
			EA		\$60,000.00	\$	_	\$	
	HYDRAULIC LIFT		<u>E</u> A	╂	ψυυ,υυυ.υυ	\$		\$	
		.	ļ	-1		\$		\$	-

DATE: 16-May-05 ANALYST: Carrl Kersey PHASE: CM TIME: 16-May-05

	ODEL - ONE STORY HIGH BAY LOAD BEARING MAS NEW CONSTRUCTION - WAREHOUSE			COST MOI	GSF= DELESTIMATE		
ODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	TOTA	L COST
	PLUMBING:	SQ 11	:::C4.111::::		\$ -	\$	41,7
	PLUMBING PLUMBING	41,781	SF	\$1.00	\$ 41,781	\$	41,7
	LOMBING	71,701	01	ψ1.00	\$ -	\$	
					\$ - :	\$	
U	FIRE PROTECTION:				\$ -	\$	62,6
U	SPRINKLER SYSTEM	41,781	SF	\$1.50	\$ 62,672	\$	62,6
	OF TANALLITY OF OTELLIN	11,707	<u> </u>	7	\$ -	\$	
					\$ -	\$	
V	H.V.A.C. SYSTEM:				\$ -	\$	417,8
V	HVAC SYSTEM	41,781	SF	\$10.00	\$ 417,810	\$	417,8
	TIVACCICIEM	71,701		Ψ10.00	\$ -	\$	
					\$ -	\$	
W	ELECTRICAL SYSTEM:				\$ -	\$	208,9
44	ELECTRICAL SYSTEM	41,781	SF	\$5.00	\$ 208,905	\$	208,9
	LLEGITIOAL GIGILIN	71,701	- 01	Ψ0.00	\$ -	\$	
					\$ -	\$	
Х	LIGHTING:				\$ -	s	83,5
	ELECTRICAL FIXTURES	41,781	SF	\$2.00	\$ 83,562	\$	83,5
	ELECTRICAL FIXTORES	41,701	- 01	Ψ2.00	\$ -	\$	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				\$ -	\$	
Υ	SPECIAL SYSTEM & COMMUNICATION:		 		\$ -	\$	125,3
1	SPECIAL SYSTEM & COMMONICATION: SPECIAL SYSTEM - INFRASTRUCTURE	41,781	SF	\$1.00	\$ 41,781	\$	41,7
	SPECIAL STOTEINI - INFRASTRUCTURE	41,701	01	Ψ1.00	Ψ 41,701	Ι Ψ	, ,
	SPECIAL SYSTEM - EMERGENCY GENERATOR	41,781	SF	\$2.00	\$ 83,562	\$	83,5
	SPECIAL STSTEWI- LIVILITION OF THE TOTAL	41,701	01	Ψ2.00	\$ -	\$	
			 		Ψ	Ι Ψ	
***********		UB TOTAL BUI	DING		\$ 3,300,302	\$	3,300,3
	I .	OB (O) AL BUI	LDING		\$ -	\$	0.61M.M.M.1.
_	CITE CENEDAL CONDITIONS & FEEC.		ļ		\$ -	\$	
Α	SITE GENERAL CONDITIONS & FEES: SITE GENERAL CONDITIONS & FEES	41,781	SF	\$ -	\$ -	\$	
	SHE GENERAL CONDITIONS & FEES	41,701	l or	-	\$ -	\$	
7,	SPECIAL SITE CONDITIONS/DEMOLITION:		 		\$ -	\$	
Z1		_	-		<u>"</u>	1	
	SPECIAL SITE PREPARATION / FOUNDATION	44 704	SF	•	 \$ -	\$	
	ALLOWANCE	41,781) or	\$ -	<u> </u>	\$	
	OUTE DEVEL ODMENT.					\$	
<u>Z2</u>	SITE DEVELOPMENT:	44 704 0		<u></u>	\$ -		
	SITE DEVELOPMENT	41,781.0	SF	\$ -	\$ -	\$	
	ACTOR LITTLE CO.				\$ -	\$	
AA	SITE UTILITIES:		 	 	\$ -	\$	
	SITE UTILITIES	41,781	SF	\$ -	\$ -	\$	
					\$ -	\$	
					\$ -	\$	
********		SUB TOTA	LSITE	1	\$ -	\$	

DATE: ANALYST: 16-May-05 Carr/ Kersey

PHASE: TIME: CM 3:19 PM

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

0001 m	DDEL - ONE STORY HIGH BAY LOAD BEARING MASONRY	 	OSTI	MODEL	
	NEW CONSTRUCTION - EXTERIOR WAREHOUSE	GSF		20,000	
CODE	DESCRIPTION	COST		\$/GSF	%
	BUILDING CONSTRUCTION:				
Α	GENERAL CONDITIONS	\$ 110,000	\$	5.50	11%
В	BUILDING FOOTING & SLAB	\$ 143,200	\$	7.16	15%
С	STRUCTURAL SYSTEM	\$ 239,000	\$	11.95	24%
D	ROOFING	\$ 245,660	\$	12.28	25%
Е	EXTERIOR WALL	\$ 68,640	\$	3.43	7%
F	EXTERIOR DOORS & OPENING	\$ •	\$	- :	0%
G	INTERIOR DOORS & OPENING	\$ 	\$	-	0%
H	INTERIOR PARTITIONS	\$ -	\$	-	0%
I	WALL FINISHES	\$ -	\$	-	0%
J	FLOOR FINISHES	\$ 11,000	\$	0.55	1%
К	CEILINGS & SOFFITS	\$ -	\$	-	0%
L	INTERIOR STAIRS & RAILING	\$ -	\$	-	0%
М	ACCESSORIES & SPECIALTIES	\$ 2,600	\$	0.13	0%
N	FIXED EQUIPMENT	\$ -	\$	-	0%
0	CASEWORK & MILLWORK	\$	\$	-	0%
Р	LOOSE EQUIPMENT & FURNISHINGS	\$ -	\$	-	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$	-	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$	-	0%
S	WASTE WATER DISPOSAL	\$ -	\$		0%
T	PLUMBING	\$ 5,000	\$	0.25	1%
U	FIRE PROTECTION	\$ 30,000	\$	1.50	3%
V	H.V.A.C. SYSTEM	\$ -	\$	-	0%
W	ELECTRICAL SYSTEM	\$ 40,000	\$	2.00	4%
Х	LIGHTING	\$ 40,000	\$	2.00	4%
Υ	SPECIAL SYSTEM COMMUNICATION	\$ 45,000	\$	2.25	5%
	SUB-TOTAL BUILDING	\$ 980,100	\$	49.01	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 49,005	\$	2.45	
0%	ESCALATION - BUILDING	\$ -	\$	_	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 1,029,105	\$	51.46	

Project: 04107-00
CITY OF CHARLESTON, SC
MILFORD STREET OPERATIONS CENTER
NEW CONSTRUCTION - EXTERIOR WAREHOUSE
COST MODEL - ONE STORY HIGH BAY LOAD BEADING MASONRY BUILDING

DATE: 16-May-05 ANALYST: Carr/ Kersey PHASE: CM

TIME: 16-May-05
GSF= 20000

COST M									= 20000			
	NEW CONSTRUCTION - EXTERIOR WAREHOUSE			**********	COST MOD	EL E						
CODE	DESCRIPTION	QTY	UNIT	U۱	IIT COST		COST		TAL COST			
Α	GENERAL CONDITIONS:					\$	-	\$	110,000			
	GENERAL CONDITIONS, OVERHEAD, PROFIT,											
	BOND	20,000	SF	\$	5.50	\$	110,000	\$	110,000			
						\$	-	\$	-			
						\$	-	\$	-			
В	BUILDING FOOTING & SLAB:					\$	-	\$	143,200			
	EXT. WALL FOOTING	660	LF	\$	20.00	\$	13,200	\$	13,200			
	INT. WALL FOOTING	-	LF	\$	15.00	\$	-	\$	-			
	SPREAD FOOTING	5,000	SF	\$	14.00	\$	70,000	\$	70,000			
	FOUNDATION WALL - CONCRETE	-	SF	\$	20.00	\$	-	\$				
	FOUNDATION WALL - CMU	-	SF	\$	10.00	\$	-	\$	-			
	SERVICE PIT	-	SF	\$	30.00	\$	-	\$	-			
	PERIMETER INSULATION	-	SF	\$	1.00	\$		63	-			
	SLAB ON GRADE	20,000	SF	\$	3.00	\$	60,000	\$	60,000			
				<u> </u>		\$	-	\$	-			
				<u> </u>		\$	•	\$				
С	STRUCTURAL SYSTEM:					\$	-	\$	239,000			
	STRUCTURAL STEEL	60	TON	\$	1,800.00	\$	108,000	\$	108,000			
	STEEL JOIST	20	TON	\$	1,400.00	\$	28,000	\$	28,000			
	STEEL TRUSS	10	TON	\$	2,000.00		20,000	\$	20,000			
	MISC. STEEL	10	TON	\$	1,900.00	\$	19,000	\$	19,000			
	TECTUM DECKING	-	SF	\$	4.00	\$	-	\$				
	METAL FLOOR DECK		SF	\$	2.00	\$	-	\$	-			
	METAL ROOF DECK	20,000	SF	\$	2.00	\$	40,000	\$	40,000			
	CONC. SLAB ON METAL DECK	-	SF	\$	3.00	\$		\$	-			
	FIRE PROOFING	20,000	SF	\$	1.20	\$	24,000	\$	24,000			
				<u> </u>		\$	-	\$	-			
				<u> </u>		\$	-	\$	-			
D	ROOFING:			<u> </u>		\$	-	\$	245,660			
	METAL ROOFING - 100%	23,000	SF	\$	8.00	\$	184,000	\$	184,000			
	EPDM ROOFING - 0%	-	SF	\$	4.00	\$	-	\$	•			
	RIGID ROOF DECK INSULATION	-	SF	\$	1.50	\$	-	\$	-			
	ROOF SHEATHING	-	SF	\$	1.50	\$		\$				
	FASCIA & CAP FLASHING	1,980	SF	\$	15.00	\$	29,700	\$	29,700			
	ALUM. GUTTER & DOWNSPOUT	2,300	LF	\$	10.00	\$	23,000	\$	23,000			
	WOOD BLOCKING	3	MBF	\$	1,200.00	\$	3,960	\$	3,960			
	MISC. ROOF ACCESSORIES	1	LS	\$	5,000.00	\$	5,000	-	5,000			
		_	ļ	!		\$	-	\$. •			
			<u> </u>	 		\$	-	\$				
E	EXTERIOR WALL:		 	 	7.00	\$	-	\$	68,640			
	CMU BACK-UP - 100%	-	SF	\$	7.00	\$	-	\$	-			
	FURR & DRYWALL	-	SF	\$	2.50			\$	-			
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$	4.50		-	\$	-			
	BRICK	-	SF	\$	9.00		-	\$	-			
	PRECAST BAND		LF	\$	30.00		-	\$	-			
<u></u>	PRECAST BASE & ACCENT		SF	\$	25.00		-	\$	-			
	GROUT BLOCK	-	LF	\$	2.00		-	\$	-			
	GROUT LINTEL	-	LF	\$	2.00	1 \$		\$	-			

Project: 04107-00 CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER **NEW CONSTRUCTION - EXTERIOR WAREHOUSE**

DATE: 16-May-05 ANALYST: Carr/ Kersey

PHASE: CM TIME: 16-May-05

COST M	ODEL - ONE STORY HIGH BAY LOAD BEARING MASO	NRY BUILDIN	G	500000000		ST-2700	GSF= 20000 ELESTIMATE				
CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE	QTY	UNIT	111	VIT COST			-	OTAL COST		
CODE	DESCRIPTION WINDOW SILL	UH I	LF		20.00	******	CUSI	\$	UTAL CUST		
	METAL SIDING / PANEL	7 020	SF	\$	8.00		63,360	φ \$	63,360		
	RIGID INSULATION	7,920	SF	\$	1.20		03,300		03,300		
		-		\$		\$ 6	-	\$			
	BATT INSULATION	-	SF	\$	0.60	\$	F 000	\$	- - -		
	FLASHING	2,640	SF	\$	2.00		5,280	\$	5,280		
	DAMPROOFING / FELT	-	SF	\$	0.30	\$	-	\$	_		
						\$	-	\$	-		
						\$	*	\$	-		
F	EXTERIOR DOORS & OPENING:					\$	-	\$	-		
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$	1,200.00	\$	-	\$	-		
							,				
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$	3,000.00		-	\$	*		
	O.H. COILING DOOR, FRAME & HARDWARE	-	EA	\$	9,000.00	\$	-	\$			
	ALUM. WINDOW	-	SF	\$	35.00		-	\$	-		
						\$	-	\$	-		
						\$	-	\$	-		
G	INTERIOR DOORS & OPENINGS:					\$	•	\$	-		
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$	1,100.00	\$	-	\$	•		
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$	1,200.00	\$	-	\$	-		
	ALUM. WINDOW	-	SF	\$	25.00	\$	-	\$	-		
				İ		\$	-	\$	-		
Н	INTERIOR PARTITIONS:					\$	-	\$	-		
	CMU PARTITION - 100%	-	SF	\$	7.00	\$		\$	-		
	DRYWALL PARTITION - 0%		SF	\$	4.00	\$	-	\$	-		
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$	2.50	\$	-	\$	_		
	GROUT BLOCK	-	SF	\$	2.00	\$	-	\$	_		
	GROUT BOND BEAM	_	LF	\$	2.00	\$	-	\$	_		
	FOLDING PARTITION	_	SF	\$	40.00	\$		\$	_		
				<u> </u>		\$	•	\$	-		
						\$		\$	-		
1	WALL FINISHES:			 		\$	_	s			
	PAINT WALL - REGULAR - 10%	_	SF	\$	0.45	\$	•	\$			
	PAINT WALL - EPOXY - 90%		SF	\$	0.45		-	\$	-		
	VINYL WALL COVERING - 0%	-	SF	\$	2.00	\$	-	\$	······································		
	ACOUSTICAL / WOOD PANEL - 0%	-	SF		15.00	\$		<u>φ</u> \$	-		
	CERAMIC TILE - 0%	<u> </u>	SF	\$	7.00		-	\$	-		
		-				<u> </u>			-		
	PAINT DOOR & FRAMES	-	EA	\$	60.00	\$	-	\$	-		
				<u> </u>		\$	-		-		
	ELOOP & DAOF ENIQUEO			ļ		\$	- ,	\$	- 44.000		
J	FLOOR & BASE FINISHES:			_		\$	-	\$	11,000		
	CARPET - 0%	-	SY	\$	30.00	\$		\$			
	VCT - 0%	-	SF	\$	1.50		_	\$	-		
	RUBBER BASE	-	LF	\$	1.20		-	\$	-		
	CERAMIC FLOOR TILE - 5%	-	SF	\$	8.00	<u> </u>		\$	-		
	QUARRY FLOOR TILE - 5%	-	SF	\$	10.00			\$	-		
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$	5.00	-		\$	-		
	STAIR TREAD & RISER	-	LF	\$	15.00		-	\$	-		
	SEAL CONCRETE FLOOR - 100%	20,000	SF	\$	0.55	\$	11,000	\$	11,00		

DATE: 16-May-05
ANALYST: Carrl Kersey
PHASE: CM

TIME: 16-May-05GSF= 20000

	NEW CONSTRUCTION EXTERIOR WAREHOUSE		COST MOD		CTIMATE				
		CT1				********			AL COOT
CODE	DESCRIPTION	QTY	UNIT	∪	NIT COST	•	COST		AL COST
						\$	-	\$	-
						\$	-	\$	-
K	CEILINGS & SOFFITS:					\$	-	\$	-
	ACOUSTICAL CEILING- 10%	-	SF	\$	2.50	\$	-	\$	-
	DRYWALL CEILING - 10%	-	SF	\$	6.00		-	\$	-
	DRYWALL BULKHEAD	-	SF	\$	10.00	···	-	\$	-
	EXTERIOR METAL SOFFIT	-	SF	\$	3.50	\$	per .	\$	-
	PAINT EXPOSED CEILING100%	-	SF	\$	0.60	\$	-	\$	-
·						\$	-	\$	-
						\$	-	\$	
L	INTERIOR STAIRS & RAILINGS:					\$	-	\$	-
	STEEL PIPE RAILING	-	LF	\$	40.00	\$	-	\$	-
	STEEL STAIRS	-	LF	\$	50.00	\$	-	\$	-
	STAIR LANDING	-	SF	\$	25.00	\$	-	\$	-
						\$		\$	-
						\$		\$	-
М	ACCESSORIES & SPECIALTIES:					\$	-	\$	2,600
	PROJECTION SCREEN	-	ΕA	\$	1,500.00	\$		\$	-
	FIRE EXTINGUISHER & CABINET	10	EA	\$	260.00	\$	2,600	\$	2,600
	DIRECTORY & PLAQUE	-	LS	\$	5,000.00	\$	-	\$	-
	TOILET PARTITION	-	EA	\$	1,200.00		-	\$	-
	TOILET ACCESSORIES	-	SET	\$	500.00		-	\$	-
	ROOM SIGNS	_	EA	\$	50.00		-	\$	-
	SPECIAL SIGNAGE	-	SF	\$	0.75	\$		\$	-
				<u> </u>		\$	-	\$	-
N	FIXED EQUIPMENT:			l		\$	-	\$	
	MISC EQUIPMENT ALLOWANCE	20,000	SF		\$0.00	\$	**	\$	
******	WING E GOT WEST ALCOHOLDE	20,000	Oi .	-	Ψ0.00	Ψ		Ψ	
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	_	EA		\$9,000.00	œ	-	\$	_
	MISC EQUIPMENT ALLOWANCE- 9,000#	<u>-</u>	ഥ		ψ3,000.00	Ψ		Ψ	-
	HYDRAULIC LIFT		EA		\$15,000.00	\$		œ	
		-	EA	 	φ10,000.00	φ	······	\$	
	MISC EQUIPMENT ALLOWANCE-30,000#		Γ- A		###	φ.		œ.	
	HYDRAULIC LIFT	-	EA		\$60,000.00	\$	-	\$ \$	-
				 		\$	-		
	OA OEMIODIK A HILL LINODIK			<u> </u>		\$	-	\$	-
0	CASEWORK & MILLWORK:		OF.	_	4.00	¥	-	\$	
	MISC. GENERAL CASEWORK ALLOWANCE	-	SF	\$	1.00	\$	-	\$	
						\$	-	\$	-
	LOOSE FOUNDMENT & FURNISHINGS			<u> </u>		\$	-	\$	-
P	LOOSE EQUIPMENT & FURNISHINGS:				** *-	\$	•	\$	•
	BLIND	-	SF	<u> </u>	\$3.00	\$	-	\$	-
	MISC. GENERAL FURNISHING ALLOWANCE	-	SF	\$	0.25	\$	-	\$	-
				<u> </u>		\$		\$	-
				<u> </u>		\$	-	\$	-
Q	MECHANICAL CONVEYANCES:					\$	•	\$	-
	ELEVATOR	-	EA	\$	16,000.00	\$	-	\$	-
						\$		\$	_
						\$	-	\$	-

CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER **NEW CONSTRUCTION - EXTERIOR WAREHOUSE**

DATE: 16-May-05 ANALYST: Carrl Kersey

PHASE: CM TIME: 16-May-05

	ODEL - ONE STORY HIGH BAY LOAD BEARING MASO NEW CONSTRUCTION EXTERIOR WAREHOUSE			CAGTILIA	DEL ESTIMATE	20000	*********
		677		***************************************		TOT41	
ODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	TOTAL	**********
<u>T</u>	PLUMBING:			40.05	\$ -	\$	5,00
	PLUMBING	20,000	SF	\$0.25	\$ 5,000		5,00
					\$ -	\$	-
					\$ -	\$	-
U	FIRE PROTECTION:				\$ -	\$	30,00
	SPRINKLER SYSTEM	20,000	SF	\$1.50	\$ 30,000	\$	30,00
					\$ -	\$	_
					\$ -	\$	-
٧	H.V.A.C. SYSTEM:				\$ -	\$	-
	HVAC SYSTEM	20,000	SF	\$0.00	-	\$	-
					\$ -	\$	-
······		-			\$ -	\$	-
W	ELECTRICAL SYSTEM:				\$ -	\$	40,00
	ELECTRICAL SYSTEM	20,000	SF	\$2.00	\$ 40,000	\$	40,00
		,			\$ -	\$	
					\$ -	\$	-
Χ	LIGHTING:				\$ -	s	40,00
	ELECTRICAL FIXTURES	20,000	SF	\$2.00	\$ 40,000	\$	40,00
		20,000	"	Ψ2.00	\$ -	\$	-70,00
·····			 		\$ -	\$	_
Υ	SPECIAL SYSTEM & COMMUNICATION:	-	ļ		\$ -	\$	45,00
	SPECIAL SYSTEM - INFRASTRUCTURE	20,000	SF	\$0.25	\$ 5,000	\$	5,00
	SI LOIAL STOTEIVI- INTINASTINOCTORL	20,000	OF	φυ.25	φ 5,000	φ	5,00
	SPECIAL SYSTEM - EMERGENCY GENERATOR	00,000	SF	¢0.00	40,000	_	40.00
	SPECIAL STREET - EINERGENCT GENERATOR	20,000	SF_	\$2.00	\$ 40,000		40,00
					-	\$	<u>-</u>
			- NIKIWA				222
	SL	IB TOTAL BUI	DING		\$ 980,100		980,10
					-	\$	-
A	SITE GENERAL CONDITIONS & FEES:	<u> </u>			\$ -	\$	-
	SITE GENERAL CONDITIONS & FEES	20,000	SF	\$ -	-	\$	-
					- \$	\$	-
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				-	\$	-
	SPECIAL SITE PREPARATION / FOUNDATION						
	ALLOWANCE	20,000	SF	\$ -	- \$	\$	-
					\$ -	\$	-
Z2	SITE DEVELOPMENT:				\$ -	\$	-
	SITE DEVELOPMENT	20,000.0	SF	\$ -	\$ -	\$	_
		1	l		\$ -	\$	
AA	SITE UTILITIES:	1			\$ -	\$	-
	SITE UTILITIES	20,000	SF	\$ -	\$ -	\$	-
		20,000	1	<u> </u>	\$ -	\$	
		-	 		\$ -	\$	-
******	I						
		SUB TOTA	POHE		\$.	\$	H

CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER

SITEWORK

COST MODEL - SITEWORK

DATE:

16-May-05

ANALYST:

Carr/ Kersey

PHASE: TIME: CM 3:58 PM

		C	OST	MODEL	
	SITEWORK	GSF		121,915	
CODE	DESCRIPTION	COST		\$/GSF	%
	TOTAL SITEWORK :				
Α	SITE GENERAL CONDITIONS & FEES:	\$ 152,394	\$	1.25	7%
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:	\$ 154,958	\$	1.27	7%
Z2	SITE DEVELOPMENT:	\$ 1,576,881	\$	12.93	70%
AA	SITE UTILITIES:	\$ 365,745	\$	3.00	16%
	SUB-TOTAL SITEWORK	\$ 2,249,977	\$	18.46	100%
5%	DESIGN CONTINGENCY - SITE	\$ 112,499	\$	0.92	
0%	ESCALATION - SITE	\$ _	\$		
	TOTAL SITEWORK	\$ 2,362,476	\$	19.38	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 2,362,476	\$	19.38	

CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER

SITEWORK

COST MODEL - SITEWORK

DATE: 16-May-05 ANALYST: Carr/ Kersey

PHASE: CM

TIME: 16-May-05 GSF= 121915

200000000000000000000000000000000000000	GSF=									
	SITEWORK				COST MOI	DEL E	STIMATE			
CODE	DESCRIPTION	QTY	UNIT	Ų	INIT COST		COST	T	OTAL COST	
						\$	-	\$	-	
Α	SITE GENERAL CONDITIONS & FEES:					\$	_	\$	152,394	
	SITE GENERAL CONDITIONS & FEES	121,915	SF	\$	1.25	\$	152,394	\$	152,394	
				l		\$	-	\$	_	
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:					\$	-	\$	154,958	
	PHASE I ENVIRONMENTAL ASSESSMENT						******************			
	ALLOWANCE	1	LSUM	\$	4,000.00	\$	4,000	\$	4,000	
	REMOVAL OF UST ALLOWANCE	6	EA	\$	15,000.00	\$	90,000	\$	90,000	
***************************************	SPECIAL SITE REMEDIATION ALLOWANCE	121,915	SF	\$	0.50	\$	60,958	\$	60,958	
						\$	_	\$	-	
Z2	SITE DEVELOPMENT:			l	***************************************	\$	-	\$	1,576,881	
	CLEARING	20	AC	\$	1,500.00	\$	30,000	\$	30,000	
	GRADING	20	AC	\$	11,000.00	\$	220,000	\$	220,000	
	RETENTION POND	8,100	CY	\$	26.00	\$	210,600	\$	210,600	
	PARKING AREAS	16,700	SY	\$	12.50	\$	208,750	\$	208,750	
	FENCING & GATES	10	AC	\$	5,000.00	\$	50,000	\$	50,000	
	LIGHTING @ PARKING AREAS	121,915	SF	\$	1.40	\$	170,681	\$	170,681	
	EROSION CONTROL	20	AC	\$	1,250.00	\$	25,000	\$	25,000	
	GAS TANK & PUMP	4	EA	\$	40,000.00	\$	160,000	\$	160,000	
	WASH EQUIPMENT	1	LS	\$	35,000.00	\$	35,000	\$	35,000	
	WASH STRUCTURE (30 X 40)	1,200	SF	\$	168.00	\$	201,600	\$	201,600	
	PRE-ENGINEERED CANOPY	1,250	SF	\$	25.00	\$	31,250	\$	31,250	
	LANDSCAPING	13	AC	\$	18,000.00	\$	234,000	\$	234,000	
						\$		\$	_	
AA	SITE UTILITIES:					\$	-	\$	365,745	
	SITE UTILITIES	121,915	SF	\$	3.00	\$	365,745	\$	365,745	
						\$	-	\$	-	
						\$	_	\$		
		SUB TOTAL	SITE			\$	2,249,977	\$	2,249,977	
	TOTA	AL BUILDING &	SITE			\$	2,249,977	\$	2,249,977	